

OWNER: GERALDINE M. SANDERS
P.O. BOX 177
HAHNVILLE, LA 70057

APPROVED:

PARISH PRESIDENT _____ DATE
[Signature] 1-Jan-23
CHAIRMAN, PLANNING & ZONING COMMISSION _____ DATE

CHAIRMAN, PARISH COUNCIL _____ DATE

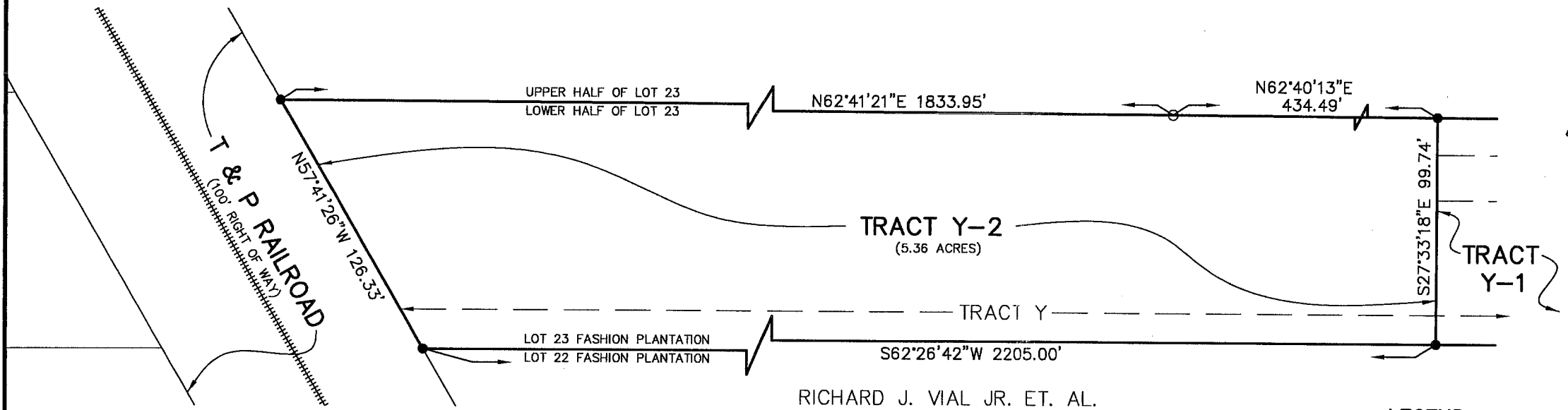
CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

RECORDED IN THE CLERK OF COURT'S OFFICE
ST. CHARLES PARISH ON THE _____
DAY OF _____, IN BOOK _____
FOLIO _____, ENTRY # _____

ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATION'S OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE

[Signature: Stephen P. Flynn]

STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4668



TITLE: SURVEY PLAT AND RESUBDIVISION OF TRACT Y OF THE LOWER HALF OF LOT 23 OF FASHION PLANTATION INTO TRACTS HEREIN DESIGNATED AS TRACT Y-1 AND TRACT Y-2 OF THE LOWER HALF OF LOT 23 OF FASHION PLANTATION SITUATED IN SECTION 13, T-13-S, R-20-E, HAHNVILLE, ST. CHARLES PARISH, LOUISIANA.

DATE: JANUARY 12, 2023

SURVEY REFERENCE: SURVEY PLAT AND RESUBDIVISION OF A PORTION OF THE LOWER HALF OF LOT 23 OF FASHION PLANTATION (DESCRIBED AS AND ASSESSED BY ST. CHARLES PARISH AS TRACT X) INTO LOTS HEREIN DESIGNATED AS LOTS 1X & 2X OF THE LOWER HALF OF LOT 23 OF FASHION PLANTATION & DESIGNATE A 20' SERVITUDE FOR ACCESS AND UTILITIES BY STEPHEN P. FLYNN, P.L.S. DATED JUNE 25, 2014 REVISED JULY 15, 2014.

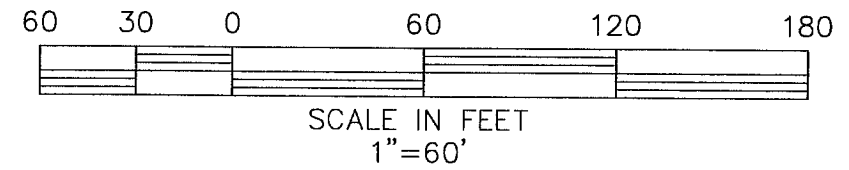
BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING IECIA SMARTNET SOLUTION 12/6/2022 NAVD88/NAD 83 GEOID18.

SURVEYOR'S NOTES:

- THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
- NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
- MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.

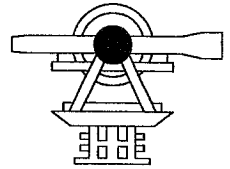
LEGEND

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND



DRAWN BY: KPB DRAWING NO. MM0743_W04739

RIVERLANDS SURVEYING COMPANY



505 HEMLOCK STREET
LAPLACE, LA. 70068
1-800-248-6982
985-652-6356